



**CITY OF GREAT FALLS
COMMISSION AGENDA REPORT**

Item: Resolution 10037 to Levy and Assess Properties within Special Improvement Lighting Districts

From: Judy Burg, Taxes and Assessments

Initiated By: Annual Assessment Process

Presented By: Melissa Kinzler, Fiscal Services Director

Action Requested: City Commission conduct public hearing and adopt Resolution 10037

Public Hearing:

1. Mayor conducts public hearing, calling three times each for opponents and proponents.
2. Mayor closes public hearing and asks the will of the Commission.

Suggested Motion:

1. Commissioner moves:

“I move the City Commission (adopt/deny) Resolution 10037.”

2. Mayor calls for a second, discussion, and calls for the vote.
-

Staff Recommendation: Staff recommends the City Commission adopt Resolution 10037 to levy and assess properties within the Special Improvement Lighting Districts.

Background: There are currently 26 Special Improvement Lighting Districts (SLD's) with approximately 9,420 roadway lights, lighting over 70% of the city. The majority, approximately 97%, of the roadway lights are owned by Northwestern Energy. The City pays a maintenance and operational fee to Northwestern Energy for the lights in addition to a fee which covers the electrical supply and distribution. The remaining 3% of roadway lighting is City-owned. The Special Improvement Lighting District funds are administered by the Fiscal Services Department. The purpose of the fund is to maintain the light poles and furnish electrical current for the lighting districts throughout the year. After determining financial factors pertinent to the operation of the special improvement lighting districts, an assessment amount for the next fiscal year is calculated, budgeted and presented to the City Commissioners for approval.

As part of the annual budget development and adoption procedures, the Special Improvement Lighting Districts Assessment Resolution must be submitted for City Commission action. On

September 3, 2013, the City Commission set the public hearing and notice which is required prior to final passage of the assessment resolution.

Concurrences: Fiscal Services staff is responsible for the operational expenses, along with assessing and collecting the revenues; Public Works is responsible for the maintenance of all City-owned lighting districts.

Fiscal Impact: Adoption of Resolution 10037 will allow the City to fund the operational and maintenance costs required to be made each year in the Special Improvement Lighting Districts.

ASSESSMENT ANTICIPATED

The anticipated assessment amount for the Special Improvement Lighting District funds for the next fiscal year is ONE MILLION NINE HUNDRED SEVENTY-SIX THOUSAND FOUR HUNDRED TWENTY-SEVEN DOLLARS (\$1,976,427.) After review of the budget and the estimated assessment for Fiscal Year 13/14, the assessment amounts were adjusted to reflect the same assessment as last year with the exception of three lighting districts. Special Lighting Districts 1269, 1294 and 1304 were increased to compensate for the deficit in their cash balances from the prior fiscal year.

<u>BUDGETED</u> <u>TOTAL ASSESSMENT</u>	<u>FISCAL YEAR</u>
\$1,390,777	09/10 (26 Districts)
\$1,595,981	10/11 (26 Districts)
\$1,766,640	11/12 (26 Districts)
\$1,955,853	12/13 (26 Districts)
\$1,976.427	13/14 (26 Districts)

The 13/14 assessment per district is indicated on the SLD Cost Assessment Projection Sheet attached as Exhibit "A" and made a part of Resolution 10037.

Alternatives: The City Commission could choose to deny the adoption of Resolution 10037; however, the reduction in services to the community could be hazardous to the safety and welfare of the general public.

Attachments/Exhibits: Resolution 10037
Exhibit "A" SLD Cost Assessment Projection Sheet
SLD's Boundary Map

RESOLUTION 10037

A RESOLUTION LEVYING AND ASSESSING THE COST OF MAINTAINING SPECIAL IMPROVEMENT LIGHTING DISTRICTS (SLD'S) NUMBERED 18, 650, 651, 912, 973, 1067A, 1105, 1230, 1255, 1261, 1269, 1270, 1289, 1290, 1294, 1295, 1296, 1297, 1298, 1302, 1303, 1304, 1305, 1306, 1308 AND 1310 IN THE CITY OF GREAT FALLS, MONTANA FOR THE FISCAL YEAR BEGINNING JULY 1, 2013 AND ENDING JUNE 30, 2014

WHEREAS, the City Commission of the City of Great Falls declares the lighting systems were installed and the City Commission intends to continue maintenance of such lighting systems in said SLD's;

WHEREAS, the City Commission of the City of Great Falls declares that each lot or parcel of land contained in each of said SLD's will continue to be benefited by such lighting in the same manner as determined in the creation of each district;

WHEREAS, on July 16, 2013, the Commission of the City of Great Falls adopted its annual budget resolution. The budgeted amounts for the City's lighting system maintenance were reviewed and adjusted to reflect no increase from last year's assessed amount, with the exception of three lighting districts. Special Lighting Districts 1269, 1294 and 1304 assessment amounts were increased to compensate for the deficit in their cash balances from the prior fiscal year. The newly adjusted assessment amount will total ONE MILLION NINE HUNDRED SEVENTY-SIX THOUSAND FOUR HUNDRED TWENTY-SEVEN DOLLARS (\$1,976,427);

WHEREAS, the properties in said SLD's are to be assessed for the ongoing annual maintenance costs of said improvements in proportion to which its area bears to the area of the district improved, as determined by the square foot method.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA:

Section 1 – Continued Maintenance

The City of Great Falls continue maintenance of lighting systems in said special improvement lighting districts (SLD's).

Section 2 – Maintenance Costs Assessed

The estimated cost of said lighting system maintenance in the SLD's totaling ONE MILLION NINE HUNDRED SEVENTY-SIX THOUSAND FOUR HUNDRED TWENTY-SEVEN DOLLARS (\$1,976,427) is hereby assessed upon the properties in said SLD's.

Section 3 – Assessment Method

Each lot and parcel within each SLD is hereby assessed a proportion of the maintenance costs attributed to the SLD in the proportion to which its assessable area (individual square feet) bears to the area of the whole special improvement lighting district (total square feet), exclusive of streets, avenues, alleys and public places. An assessment projection summary of each district, describing total cost, is attached hereto and by this reference incorporated herein as set forth in full. The description of each lot or parcel of land within each SLD and the respective assessments are set forth in the records of the Fiscal Services Office of the City of Great Falls, Montana and by this reference is also incorporated herein as if set forth in full;

Section 4 – Assessments Due Date

The ongoing annual maintenance assessments are payable in two payments and will become delinquent at 5:00 o'clock p.m. on November 30, 2013 and May 31, 2014.

NOW, THEREFORE, BE IT FURTHER RESOLVED BY THE COMMISSION OF THE CITY OF GREAT FALLS, MONTANA:

THAT, the City Commission did meet and hear objections to the final adoption of this resolution at 7:00 o'clock p.m., September 17, 2013 in the Commission Chambers of the Civic Center Building, Great Falls, Montana.

THAT, this resolution, together with the attached Exhibit "A", shall be kept on file in the office of the City Clerk of the City of Great Falls.

THAT, said City Clerk is authorized and directed, to publish twice, with at least 6 days separating each publication in a newspaper published in the City of Great Falls, Montana, a notice stating that this resolution, levying the special assessments to defray the cost of maintenance of said SLD's, is subject to inspection in the City Clerk's office, 2 Park Drive, Room 204, Great Falls, Montana. Said notice shall state the time and place at which objections to the final adoption of this resolution will be heard by the City Commission.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the above-entitled and foregoing resolution be, and the same is hereby adopted, and the special assessments therein provided for, and the same are hereby levied and assessed accordingly.

PASSED AND ADOPTED by the Commission of the City of Great Falls, Montana, September 17, 2013.

Michael J. Winters, Mayor

ATTEST:

Lisa Kunz, City Clerk

(Seal of the City)

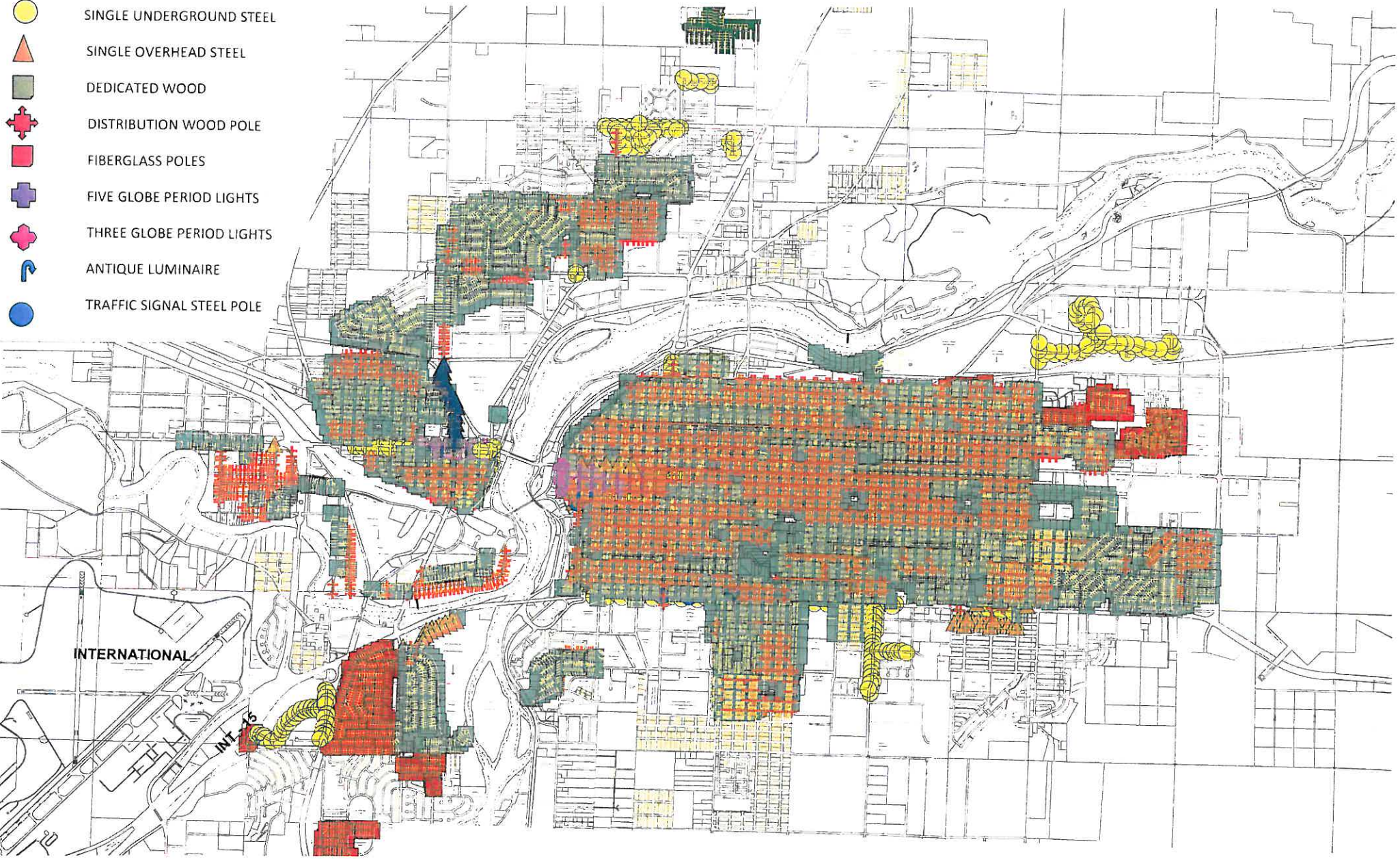
APPROVED FOR LEGAL CONTENT:

Sara R. Sexe, City Attorney

**SPECIAL IMPROVEMENT LIGHTING DISTRICTS MAINTENANCE BUDGET & ASSESSMENT WORKSHEET
EXHIBIT "A"**

FY <u>2014</u>																
DISTRICT	DISTRICT TYPE	FUND	REQUESTED EXPENSES								REQUESTED REVENUES					
			XXXX.00.104 43420	XXXX.00.104 45120	XXXX.00.104 48692	XXXX.00.104 48652	XXXX.31.536 42390	XXXX.31.536 43690	XXXX.31.536 48636	REQUESTED TOTAL EXPENSES	CALCULATED REQUIRED ASSESSMENT	FOR ENDING CASH	2013 ASSESSMENT	2014 ASSESSMENT		
			2014 PROJECTED BEGINNING CASH	10% REQUESTED UTILITY EXPENSE	OTHER MISC EXPENSES	MAPPING SERVICE	FISCAL SERVICE CHARGE	PUBLIC WORKS SUPPLIES & MATERIALS	PUBLIC WORKS OUTSIDE CONTRACTOR						PUBLIC WORKS INTERNAL MAINTENANCE	
18	STREET	8402	1,345	2,778	-		339	-	-	-	3,117	3,331	1,559	3,026	3,026	
650	PERIOD	8403	23,774	5,964	-		812	728	2,910	1,019	11,432	(6,626)	5,716	24,719	24,719	
651	STREET	8404	809	2,796	-		358	-	-	-	3,154	3,922	1,577	3,253	3,253	
912	STREET	8405	6,823	14,220	-		1,737	-	-	-	15,957	17,112	7,978	17,138	17,138	
973	STREET	8406	24,773	136	-	687	16	-	-	-	839	(23,514)	420	483	483	
1067A	ALLEY	8407	2,292	5,136	-		627	-	-	-	5,763	6,353	2,882	6,095	6,095	
1105	STREET	8408	2,793	4,044	-		494	-	-	-	4,538	4,015	2,269	4,513	4,513	
1230	STREET	8409	330	183	-		22	-	-	-	205	(22)	103	237	237	
1255	STREET	8410	688	367	-		45	-	-	-	412	(70)	206	483	483	
1261	PERIOD	8411	8,786	5,208	200		635	635	2,541	889	10,109	6,377	5,054	5,950	5,950	
1269	PERIOD	8412	(23,793)	16,888	668		2,105	2,060	8,241	2,884	32,847	73,063	16,423	46,517	58,168	
1270	PERIOD	8413	8,897	7,353	245		845	897	3,588	1,256	14,184	12,380	7,092	11,917	11,917	
1289	STREET	8414	5,955	14,147	-		1,727	-	-	-	15,874	17,856	7,937	18,549	18,549	
1290	STREET	8415	905	1,061	-		130	-	-	-	1,191	882	596	1,491	1,491	
1294	SLDA	8416	39,913	145,616	-	2,411	16,992	-	306	-	165,325	208,075	82,663	168,442	175,864	
1298	SLDI	8417	33,769	20,511	-		596	2,508	-	-	23,615	1,654	11,808	44,209	44,209	
1295	SLDC	8418	25,587	60,599	-		632	5,249	-	-	66,480	74,133	33,240	79,099	79,099	
1296	SLDR	8419	647,522	901,632	-		89,127	-	2,244	-	993,003	841,983	496,502	1,442,271	1,442,271	
1297	SLDT	8420	18,953	35,868	-		720	2,897	-	-	39,485	40,275	19,743	41,127	41,127	
1302	ML3	8430	6,695	200	-		73	24	97	34	428	(6,052)	214	7,510	7,510	
1304	EC1	8432	(3,166)	2,345	-		192	286	1,144	400	4,367	9,717	2,184	12,629	14,129	
1306	ML4	8434	2,607	200	-		23	24	97	34	379	(2,039)	189	1,836	1,836	
1308	ECII & III	8436	3,573	1,086	-		101	133	530	186	2,036	(520)	1,018	4,409	4,409	
1310	MLS	8438	1,367	839	-		83	102	410	143	1,578	1,000	789	3,383	3,383	
1303	Bootlegger	8440	3,512	438	-		54	53	214	75	834	(2,262)	417	3,878	3,878	
1305	Water Tower	8442	5,768	466	-		57	57	228	80	888	(4,437)	444	2,691	2,691	
ALL DIST	Fund 217	8401	4,617								-	4,617		-		
			855,094	1,250,084	1,113		5,046	127,248	5,000	22,550	7,000	1,418,041	1,281,202	709,020	1,955,853	1,976,427

-  STREET DEPARTMENT
-  SINGLE UNDERGROUND STEEL
-  SINGLE OVERHEAD STEEL
-  DEDICATED WOOD
-  DISTRIBUTION WOOD POLE
-  FIBERGLASS POLES
-  FIVE GLOBE PERIOD LIGHTS
-  THREE GLOBE PERIOD LIGHTS
-  ANTIQUE LUMINAIRE
-  TRAFFIC SIGNAL STEEL POLE



A MORE DETAILED AND LARGER VERSION OF THIS MAP IS AVAILABLE IN THE
OFFICE OF FISCAL SERVICES